

tools will be discussed in this chapter. They include: Subdivision Regulations, Zoning Ordinances, Official Maps, Urban Renewal, Capital Improvements Programs, and Development Reviews.

Generally two issues play a major role in the implementation process, available finances and citizen involvement. Effective use of the controls and tools listed above are indicative of good planning and minimize the effects of limited finances and negative citizen reaction to specific elements of a plan. It is through good planning that maximum use is made of every available dollar and that citizen involvement and approval of the transportation plan is obtained.

Subdivision Regulations

Subdivision regulations are locally adopted laws governing the process of converting raw land into building sites. From the planner's view, subdivision regulations are important at two distinct levels. First, they enable the planner to coordinate the otherwise unrelated plans of many individual developers. This process assures that provision is made for land development elements such as roadway right-of-way, parks, school sites, water lines, sewer outfalls, and so forth. Second, they enable the planner to control the internal design of each new subdivision so that its pattern of streets, lots, and other facilities will be safe, pleasant, and economical to maintain.

To be most effective, subdivision regulations and their administration must be closely coordinated with other local governmental policies and ordinances. Among the more important of these are the Comprehensive Growth Plan, Utilities Extension Master Plan, CAMA Land Use Plan, and Thoroughfare Plan.

In practice, subdivision regulations can provide some very positive benefits such as requiring portions of major streets to be constructed in accordance with the Thoroughfare Plan, or requiring subdividers to provide for the dedication and/or reservation of rights-of-way in advance of construction. These practices reduce the overall cost of the plan by having some costs borne by developers. Recommended Subdivision Ordinances are included in Appendix D.

** The long range Western Bypass, Health Center Road extension, Old Tram Road connector and the Lewis Street extension could benefit from developer cooperation through subdivision regulations*

Zoning Ordinances

Zoning is probably the single most commonly used legal device available for implementing a community's land-use plan. To paraphrase the U.S. Department of Commerce 1924 Standard Zoning Enabling Act, on which most present-day legislation is based, zoning may be defined as the